

**2025004903 00109**

FORSYTH COUNTY NC FEE \$26.00  
 NO TAXABLE CONSIDERATION  
 PRESENTED & RECORDED  
 02/18/2025 02:06:35 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CHELSEA B MARTINEZ, DPTY  
**BK: RE 3848**  
**PG: 4263 - 4266**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ NTC

Parcel Identifier No. 6847-14-7720.000

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

By: \_\_\_\_\_

Mail/Box to: Farrior & Associates, 400 W. Fisher Avenue, Greensboro, NC 27401This instrument was prepared by: Farrior & Associates, 400 W. Fisher Ave, Greensboro, NC 27401Brief Description for the Index: THIS DEED made 16 day of February 2025, by and between Grantor(s) and Grantee(s)

GRANTOR:	GRANTEE:
<b>BOX C GROUP, LLC,</b> <i>A North Carolina Limited Liability company;</i> <i>and</i> <b>CRYSTAL B. GRANGER (unmarried)</b>	<b>CRYSTAL B. GRANGER (unmarried);</b> <i>and</i> <b>NIKI CHEAVONNE WILLIS (unmarried)</b>
<b>Mailing Address:</b> <i>PO Box 80564</i> <i>Raleigh, NC 27623</i>	<b>Mailing Address:</b> <i>PO Box 80564, Raleigh, NC 27623</i>  <b>Property Address:</b> <i>4226 Viking Dr, Winston Salem, NC 27105</i>

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the County of **FORSYTH**, State of **NORTH CAROLINA** and more particularly described as follows:

See Exhibit A, attached hereto and incorporated herein by reference.

[The above-described property is NOT the primary residence of the Grantor]

submitted electronically by "Farrior & Associates"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in \_\_\_\_\_  
**Book 3812, Page 270**

A map showing the above described property is recorded in Plat Book 9 Page 178.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, in fee simple.

And the Grantor covenants with the Grantee, that the Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons, whomsoever, other than the following exceptions: **2025 ad valorem taxes; easements, restrictions, and rights-of-way of record, if any.**

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

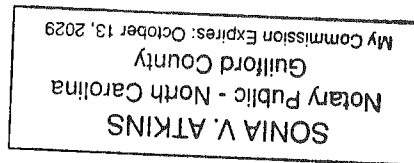
**BOX C GROUP, LLC, a North Carolina Limited Liability company**

By: Niki Cheavonne Willis (SEAL)  
**Niki Cheavonne Willis, member-manager**

STATE OF North Carolina COUNTY OF Guilford  
 (Identification verified by Driver's License ☒; Familiarity ☐)

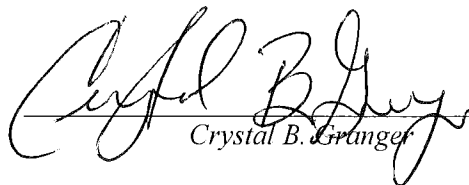
I, Sonia V. Atkins, the undersigned Notary Public of the County and State aforesaid, certify that **Niki Cheavonne Willis** personally came before me this day and acknowledged that they are authorized signer(s) of **BOX C GROUP, LLC**, and that by authority duly given and as the act of each entity, he and/or she signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 14 day of January, 2025.

Sonia V. Atkins  
 Notary Public  
 My Commission Expires: 10/13/29



[Notary Seal or Stamp]

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (SEAL)  
Crystal B. Granger

STATE OF North Carolina - COUNTY OF Guilford

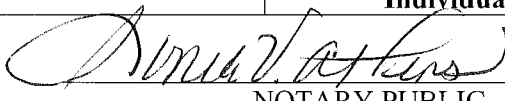
I, Sonia V. Atkins, a Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day, and

- ☐ I have personal knowledge of the identity of the principal(s)  
☒ I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph  
☐ A credible witness has sworn to the identity of the principal(s);

each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

NAME	CAPACITY
Crystal B. Granger	Individual(s)

Date: 2/16/25

  
NOTARY PUBLIC

Commission Expires: 10/13/29

[notary seal and/or stamp]

SONIA V. ATKINS  
Notary Public - North Carolina  
Guilford County  
My Commission Expires: October 13, 2029

**EXHIBIT "A"**

BEING KNOWN AND DESIGNATED as Lot Number 18, on the Map of Whitfield Property, Section No. 3, said map recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 9, Page 178, to which is hereby made for a more particular description of said property.

This is, in all respects the same property described in Deed Book 1191, Page 439, of the Forsyth County Registry.